

**Fact Sheet  
January 2003**

**FORMER BEAUMONT  
MANUFACTURED GAS  
PLANT SITE**

BEAUMONT, CALIFORNIA



*PLEASE COMMENT ON PLAN TO CLEAN UP CHEMICALS IN SOIL*

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Boards and  
Departments within  
the California  
Environmental  
Protection Agency.  
The Department's  
mission is to restore,  
protect and enhance  
the environment,  
to ensure public health,  
environmental  
quality and  
economic vitality,  
by regulating  
hazardous waste,  
conducting and  
overseeing  
cleanups, and  
developing  
and promoting  
pollution prevention.*

State of California



California  
Environmental  
Protection Agency



As you may know from our June 2001 letter, our cleanup team found some chemical pollution in the soil at the former Beaumont Manufactured Gas Plant site (site) located at 296 California Avenue in Beaumont. This 0.63 acre site surrounds a mix of commercial, residential, and vacant properties. The general area contains some residences within 1/8th mile. No schools, child care facilities hospitals or playground areas are within 1/4 mile of the site. A propane company occupies the site. The site is enclosed by a chain-link fence and locked gate.

**PUBLIC COMMENT PERIOD**

January 3, 2003 - February 3, 2003

We invite you to provide us with your comments and questions about the cleanup plan. We will take public comments beginning January 3, 2003 and ending February 3, 2003. On the back of this Fact Sheet we provide information on who to write or email your public comments to, and where to find the technical reports that provide detailed information.

**THIS FACT SHEET TELLS YOU:**

- What we found
- How it got there
- That it is not a risk to public health
- Why and how we plan to clean it up
- How you can tell us what you think
- Who you can contact for more information

The cleanup team is made up of our agency, which is the Department of Toxic Substances Control, and the Southern California Gas Company (The Gas Company). The Gas Company is responsible for the chemicals found at the site and is also responsible for the cleanup. Our agency makes sure the cleanup work meets state and federal standards that will protect the public's health and the environment.

**CHEMICALS FOUND**

We drilled holes in the ground to test the soil at the site. PAHs (polycyclic aromatic hydrocarbons), TPHs (total petroleum hydrocarbons) and VOCs (volatile organic compounds) were found. PAHs were found down to six (6) feet below the ground surface except in one area where PAHs were found down to fifteen (15) feet below ground surface. TPHs and VOCs were found down to seventeen (17) feet below the ground surface. A health risk study was done to find out the possible risks of the chemicals found. Results showed the PAHs are the most important to remove. PAHs come from burning fuels such as coal, charcoal, and diesel.

*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).*

If people are in direct contact with these chemicals over a long time, the chemicals can cause health problems. When we remove the PAHs and TPHs, VOCs will also be removed. Low levels of TPHs will be left in the soil because they do not harm the public's health or the environment at these levels. Higher levels of TPHs will be removed.

In some areas of the site, PAH impacted soil was found close to the site's boundaries. It appears that the PAH's are only on the site. However, to make sure we will carefully examine the soil and remove additional PAHs as needed.

When we tested the soil at the site by drilling holes, we did not reach groundwater. We do not believe the chemicals got into the groundwater below the site because groundwater is about 85 feet below the ground. We believe this makes impacts to groundwater unlikely. Drinking water is also not impacted because the nearest drinking water well is 1/4 mile away from the site.



## NOT A RISK TO THE PUBLIC

The good news is the site is not a risk to the people who work there or to the people who live nearby. This is because the soil is covered by asphalt and concrete for over 30 years. The pavement is a protective barrier between the chemicals and the public.

## HOW THE PAHS GOT THERE

The PAHs came from "lampblack", which is a black, powdery, grainy material, similar to soot. Lampblack was generated when the gas plant burned oils to produce gas for people to use in cooking, heating and light-

ing. The gas plant operated from 1910 to 1927 by various companies, and closed in 1934. Gas plant structures were removed by 1939. A company called A.C. Propane currently operates a propane distribution facility on the site where a 30,000 gallon above ground tank containing propane is located.

Right now, the soil is covered and the public is not exposed. But in the future, someone may want to build something new or use the site for a different purpose. We need to remove the PAHs to make it safe for these other uses.

## HOW WE PLAN TO CLEAN IT UP

Any cleanup plan has to protect public health, have a reasonable cost, and be shared with the community. We think the best plan that meets these goals is to dig up and remove the top six (6) feet (or deeper if necessary) of PAH and TPH impacted soil. In some areas because of deeper PAH and TPH impacted soil, that soil will be removed down to seventeen (17) feet or deeper. All chemically impacted soil removed from the site will be hauled away to a state approved treatment facility. This will be about 8,356 tons of soil, and will take about 310 truckloads.

After we haul it away, we will bring in clean soil to fill the holes. In addition to removing the soil, we will temporarily remove and re-install the existing 30,000 gallon propane tank. The cleanup will last about 12 weeks. Although this is the cleanup we propose, we would very much like to hear your thoughts and comments (see this page for more information).

## DEALING WITH NOISE, DUST, TRAFFIC

If the cleanup plan is approved as written, noise from the earth-moving equipment, and some traffic delays while trucks are driving to and from the site are expected. We will try to keep these distractions to a minimum. Here are some of the actions we will take to minimize the impact:

- Limit all digging to just the PAH and TPH impacted areas at the site.
- Spray the soil with water when loading it onto the trucks to minimize dust.
- Cover the soil in the trucks leaving the site with plastic sheets to prevent dust.
- Monitor the air at the site to make sure the amount of dust stays at a safe level.
- Use plastic sheets to cover any piles of dug-up soil that may have to be left in place overnight.
- Brush the tires of the trucks of any soil before leaving the site.

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- Have a flagman on duty to direct truck traffic.

To make sure the workers are safe, they may wear protective clothing. Workers will take off their protective clothing on site. All protective clothing will be safely disposed of.

## **WE NEED YOUR COMMENTS**

Before we can begin the cleanup, we need to let you review our cleanup plan and tell us what you think. After we have received all public comments during the public comment period, we will evaluate your comments and make changes as necessary to the plan. If there are no major changes, cleanup could begin in February 2003.

## **ALSO FOR REVIEW AND PUBLIC COMMENT: OUR PROPOSED DECISION ABOUT THE EFFECT OF THE CLEANUP**

We looked at how the proposed cleanup might affect the residents, air, plants and animals in the area. We found that it would not have a negative effect. We describe our study and proposed decision in a "Initial Study and Draft Negative Declaration", which is also available for public review and comment from January 3, 2003 through February 3, 2003.

## **HOW TO GIVE US YOUR COMMENTS**

Please send your written public comments to:

Ms. Teresa Hom, Project Manager Department of Toxic Substances Control 5796 Corporate Avenue Cypress, CA 90630. You may also email your public comments to [thom@dtsc.ca.gov](mailto:thom@dtsc.ca.gov). All public comments must be postmarked or emailed by February 3, 2003.

## **WHERE TO FIND SITE DOCUMENTS (TECHNICAL REPORTS)**

The cleanup plan is described in detail in the "Site Investigation Report and Removal Action Workplan for Former Beaumont Manufactured Gas Plant Site". This document also describes how we looked at the possible health risks. All the documents about this site are at the Beaumont Public Library, 125 East 8<sup>th</sup> Street, Beaumont, California, 92223, (909) 845-1357. We also have site documents at our office, located at 5796 Corporate Avenue, Cypress, California. If you plan to visit the Cypress office, please call Ms. Julie Johnson at (714) 484-5337 to make an appointment.

## **WHO TO CALL AT OUR AGENCY**

Public involvement is encouraged by our agency. If you have any questions about the cleanup project or cleanup activities, please contact Ms. Teresa Hom, Project Manager, at (714) 484-5477, or Ms. Stacey Lear, Public Participation Specialist, at (714) 484-5354. If you have media inquiries, please contact Ms. Jeanne Garcia, Public Information Officer at (818) 551-2176. For more information about the Department of Toxic Substances Control, please visit our website at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).

## **NOTICE TO HEARING IMPAIRED INDIVIDUALS**

*TDD users can use the California Relay Service (1-888-877-5378) to reach DTSC Project Manager, Ms. Teresa Hom at (714) 484-5477.*

## PUBLIC COMMENT FORM AND MAILING COUPON

# Former Beaumont Manufactured Gas Plant Site Draft Cleanup Plan for Chemically Impacted Soil

You can use this form to send in your written public comments on the draft cleanup plan and proposed draft Negative Declaration. You may also ask to be added to or deleted from the Former Beaumont Manufactured Gas Plant site mailing list. If you know of anyone or organizations that would like to be on the project mailing list, please use this form to add that information. Please address all mailings to Ms. Teresa Hom, Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, California, 90630. You may also email this same information to **[thom@dtsc.ca.gov](mailto:thom@dtsc.ca.gov)**.

**Reminder: All written public comments on the draft cleanup plan must be postmarked or emailed by February 3, 2003.**

NAME: \_\_\_\_\_

**AGENCY OR ORGANIZATION (if applicable):** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

☐ Please add me to the site mailing list.

☐ Please delete me from the site mailing list.

**Comments:**

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*State of California*  
Department of Toxic Substances Control  
Stacey Lear  
Public Participation Specialist  
5796 Corporate Avenue  
Cypress, CA 90630

**INSIDE: INFORMATION ON THE FORMER BEAUMONT MANUFACTURED GAS PLANT,  
BEAUMONT, CALIFORNIA**

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